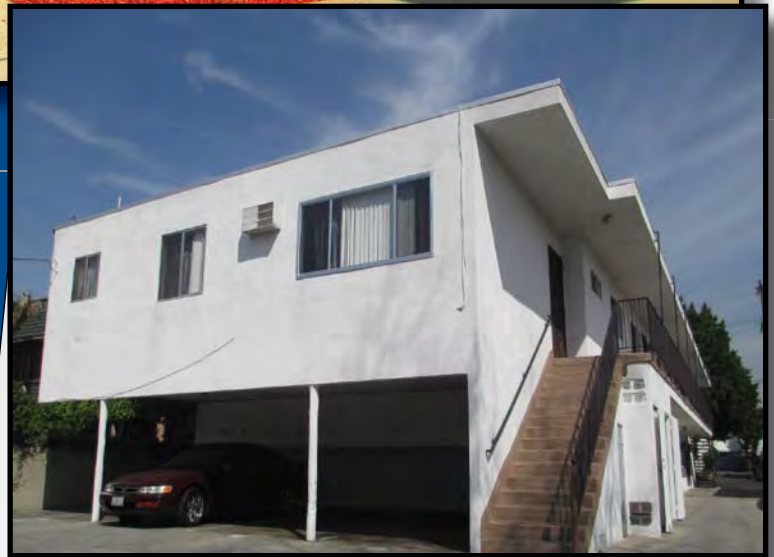


**1114 W. 18th Street
Los Angeles, CA**

10 Apartment Units

Multi Family Opportunity

- 1, 2 & 3 Bedroom Units
- Good Rental Area Near USC & Downtown LA
- ¼ Mile From LA Live & The Staples Center
- Pride of Ownership Property
- Excellent Return and Rental Upside For a New Owner
- One of Southern California's Most Densely-Populated Neighborhoods



4590 MacArthur Blvd., #260
Newport Beach, CA 92660
(949) 251-8800 ph
(949) 251-8899 fax

www.morganskenderian.com
CA DRE License #01314304

Exclusively Listed By

MORGAN - SKENDERIAN
INVESTMENT REAL ESTATE GROUP

Specializing in the Sale of Multi-Family Properties

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers. The material contained herein is confidential and the recipient agrees to keep all material contained herein confidential. The information is furnished solely for the purpose of considering investment in the properties described herein and is not to be copied and or used for any purpose or made available to any other person with out the express written consent of Morgan Skenderian. The information contained herein is not a substitute for a complete and thorough Due Diligence investigation. The information contained in this package has been obtained from sources we believe to be reliable; however, Morgan Skenderian, its agents and Seller have not verified nor made any investigations as to the accuracy of any information. Morgan Skenderian and Seller makes no warranty or representation whatsoever with regard to the accuracy or completeness of the information, income or expenses for the subject properties, the square footage of the improvements, future performance of the properties, the presence or absence of contaminating materials, asbestos, PCB's or molds and funguses or the compliance with State and Federal laws. Any pro formas, projections, estimates and assumptions used are for example only and do not necessarily represent the future success or performance of the properties or real estate market.





ON-SITE SURVEY

Number of Units	10 Units
Unit Mix	(5) 1BR/1BA (4) 2BR/1BA (1) 3BR/2BA
Year Built (Approximate)	1965
Parcel Number	5135-015-016
Parking	4 Carports, 6 Open Parking Spaces & Ample Street Parking
Exterior	Frame & Stucco & Composition Roof
Lot Size	8,946 Sq. Ft.
Total Square Footage	7,176 Sq. Ft.
Utility Metering	Individually Metered for Electricity & Gas

PROPERTY DESCRIPTION

Located just a quarter mile from LA Live and the Staples Center—this property offers a buyer the opportunity to purchase an excellent condition property in a rapidly improving and revitalizing area. The subject property boasts an excellent unit mix, containing 1, 2 and 3-Bedroom units. There is on-site covered and open parking for residents, as well as laundry facilities and air conditioning for each unit. The property is professionally-managed and turn-key with substantial rental upside for a new buyer. It is located in a historic neighborhood near USC and Downtown Los Angeles that has one of the highest population densities of any neighborhood in Southern California.

AMENITIES

- ¼ Mile From LA Live & The Staples Center
- Excellent Rental Area Near USC, LA Live & Downtown Los Angeles
- Easy Access to All Los Angeles Freeways and Employment Centers
- Carports
- Air Conditioning
- Laundry Facilities
- Turn-Key, Low Maintenance Property
- Centered in a Historic Los Angeles Neighborhood Under Revitalization and Renewal



Multi-Residential Information

Property Name	No. Units 10	Address 1114 W. 18th Street	City Los Angeles	State CA
Price \$1,400,000	Cost/Unit \$140,000	GRM:Current 11.28	CAP:Current 5.5%	Approx. SqFt 7,176
Down Payment \$420,000	Percent Down 30.0%	GRM: Market 9.87	CAP: Market 6.8%	Lot Size 8,946
			Cost/Sq.Ft. \$195.09	Approx. Age 1965

Proposed Financing

1st Loan	Terms	Monthly Pmt	New / Ex / Private
\$980,000	New 1st Trust Deed, 3.25% Fixed for 3 Years	\$4,265.02	New
2nd Loan	Terms	Monthly Pmt	New / Ex / Private
3rd Loan	Terms	Monthly Pmt	New / Ex / Private

Annualized Operating Data

		<u>CURRENT RENTS</u>	<u>MARKET RENTS</u>	<u>Estimated Expenses</u>	
Scheduled Gross Income:		\$124,080	\$141,900	Taxes Estimated:	\$17,061
Less Vacancy Reserve:	3.0%	\$3,722	\$4,257	1.218651%	
Gross Operating Income:		\$120,358	\$137,643	Special Assessments:	\$1,037
Less Expenses:	36.2%	\$42,712	\$42,712	Insurance (\$.35/sq.ft.):	\$2,512
Net Operating Income:		\$77,646	\$94,931	Utilities :	\$13,557
Less Loan Payments:		\$51,180	\$51,180	Maint. & Repairs (6%):	\$7,445
Gross Spendable Income:		\$26,466	\$43,751	Landscape & Gardening:	\$600
Cash on Cash Return:		6.3%	10.4%	Admin/Miscellaneous:	\$500
Cap Rate:		5.5%	6.8%	Total Expenses:	\$42,712
Gross Multiplier:		11.28	9.87	Expenses as % of SGI:	34.4%
				Expenses /Unit/Yr:	\$4,271
				Expenses /Foot/Yr:	\$5.95

Scheduled Income

No. Units	No. Bdrms/Baths	<u>CURRENT RENTS</u>		<u>MARKET RENTS</u>	
		Mo. Rent/Unit	Monthly Income	Mo. Rent/Unit	Monthly Income
5	1BR/1BA	\$849-\$950	\$4,557	\$950	\$4,750
4	2BR/1BA	\$809-\$1,243	\$4,024	\$1,295	\$5,180
1	3BR/2BA	\$1,659	\$1,659	\$1,795	\$1,795
		Total Scheduled Rent:	\$10,240		\$11,725
		Laundry:	\$100		\$100
		Monthly Sched. Gross Inc.:	\$10,340		\$11,825
		Annual Sched. Gross Inc.:	\$124,080		\$141,900
		Utilities Paid by Owner:	Water, Trash		

INCOME

**1114 W. 18th Street
Los Angeles, CA**

<u>UNIT #</u>	<u>TYPE</u>	<u>MONTHLY RENT</u>
1.	1BR/1BA	\$950
2.	1BR/1BA	\$849
3.	2BR/1BA	\$1,243
4.	2BR/1BA	\$1,139
5.	1BR/1BA	\$950
6.	1BR/1BA	\$858
7.	1BR/1BA	\$950
8.	2BR/1BA	\$833
9.	2BR/1BA	\$809
10.	3BR/1.5BA	\$1,659

Monthly Laundry Income: \$100

Gross Monthly Income: \$10,340

Gross Annual Income: \$124,080



(1) 1046 S. Hobart Street
LOS ANGELES, CA

6 Units
Built in 1964

(5) 2BR/1BA
(1) 3BR/2BA

Sold for \$1,160,000

Price/Unit: \$193,333

Price/Sq.Ft.: \$268.52

GRM: 14.49 Cap Rate: 4.07%

Closed - February 2015

(2) 1146-1152 Menlo Avenue
LOS ANGELES, CA

16 Units
Built in 1940

(16) 1BR/1BA

Sold for \$2,772,000

Price/Unit: \$173,250

Price/Sq.Ft.: \$222.97

GRM: 13.5 Cap Rate: 4.0%

Closed - February 2015

(3) 947 Menlo Avenue
LOS ANGELES, CA

20 Units
Built in 1962

(8) Studios
(11) 1BR/1BA
(1) 2BR/1BA

Sold for \$2,665,000

Price/Unit: \$133,250

Price/Sq.Ft.: \$225.12

GRM: 12.90 Cap Rate: 4.02%

Closed - December 2014



(4) 1607-1609 1/2 S. Gramercy
LOS ANGELES CA

6 Units
Built in 1949

(6) 1BR/1BA

Sold for \$975,000

Price/Unit: \$162,500

Price/Sq.Ft.: \$269.04

GRM: 13.0 Cap Rate: 4.1%

Closed - November 2014

(5) 1038 S. Harvard Boulevard
LOS ANGELES, CA

5 Units
Built in 1962

(2) 1BR/1BA
(2) 2BR/1BA
(1) 3BR/2BA

Sold for \$899,000

Price/Unit: \$179,800

Price/Sq.Ft.: \$219.70

GRM: 17.36 Cap Rate: 3.96%

Closed - August 2014

SUBJECT PROPERTY

1114 W. 18th Street
LOS ANGELES, CA

10 Units
Built in 1965

(5) 1BR/1BA
(4) 2BR/1BA
(1) 3BR/2BA

On Market for \$1,400,000

Price/Unit: \$140,000

Price/Sq.Ft.: \$195.09

GRM: 11.28 Cap Rate: 5.5%





The above information has been obtained from sources we believe to be reliable, but we do not accept responsibility for its correctness